

24 Seaview Terrace, Burry Port, Carmarthenshire, SA16 0EN



Offers in the region of £275,000



Superbly fully renovated and refurbished end of terrace three bedroom house is a great location looking over the harbour and the coastline.

There is no onward buying chain, making the buying process a little easier.

The quality of finish and attention to detail stand out in this home, living areas feel light and airy, very handy downstairs wc, and well planned out main bathroom upstairs. You can move straight into this house. Side gated access leads you to the lovely landscaped enclosed garden, perfect for entertaining. Burry Port is on your doorstep, local train station, local shops, walk to the beach, harbour, cycle path all ready to enjoy. This will be snapped up.

EPC: E (pre renovations) Square metres: 101 Council Tax Band: C

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



Accommodation Provides:

Front entrance door into

Porch

Tiled floor.



Hallway:

With staircase to first floor, radiator, laminate flooring, panelled walls, understair storage.



Lounge:

22'4" x 11'11"(12'8") (6.82m x 3.64m(3.88))

Formerly two rooms, two radiators, feature built in electric heater, alcoves, laminate flooring, window to front looking over to the harbour/sea front.



Kitchen:

16'8"(6'6") x 13'7"(21'2") (5.09m(2.0) x 4.15m(6.46))

Range of stylish base and wall units, island unit, sink, space for cooker, space for american fridge freezer, built in dishwasher, built in washing machine, spot lights to ceiling, large floor tiles, twin windows to side, french doors to rear, two radiators, feature pendant lighting in the extension space to side.



Downstairs W.C:

Wc, wall mounted basin, window to side, tiled floor.



FIRST FLOOR:

Landing:

Loft access, carpet, panelled detailing to walls.



Bedroom 1:

9'5" x 13'8" (2.88m x 4.19m)

Window to front with harbour views, radiator, carpet.



Bedroom 2:

10'8" x 8'2" (3.26m x 2.50m)

Window to rear, radiator, carpet.



Bedroom 3:

10'6" x 6'9" (3.21m x 2.07m)

Window to front, harbour coast views, radiator, carpet.



Bathroom:

13'6" x 8'7" (4.13m x 2.64m)

Walk in shower, freestanding bath, wc, wash stand and basin, window to rear, radiator, airing cupboard housing new boiler, tiled floor, spot lights to ceiling.



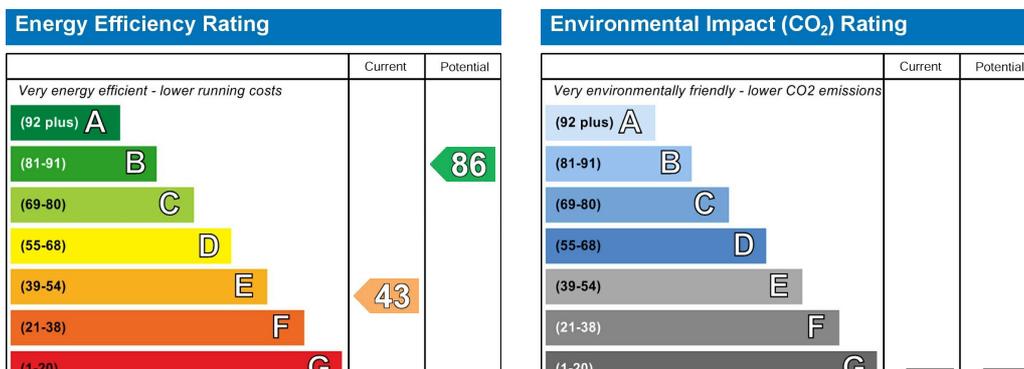
Externally

Front walled and gated forecourt, side access gate, pathway to rear, rear garden is fully landscaped with lawn area, decked terrace, outside shed, covered gazebo for entertaining. Outside lights and electric sockets.



Services

Advised all mains, gas and electrical certificates in place. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.